

A regular meeting of the James Island Public Service District (JIPSD) Commission was held at 6:36 p.m. on July 24, 2023, at James Island Fire Station 1 located at 1108 Folly Road, James Island, South Carolina.

Present at the meeting were the following members: Kathy Woolsey, Chair, who presided; Inez BrownCrouch, Paul Cantrell, Marilyn Clifford, Brenda Grant, Ronald Ladson and Susan Milliken.

Also present were: Lawrence Flynn, Bond Attorney (via Zoom); Chip Bruorton, District Attorney; Tim Muller, District Attorney; Dave Schaeffer, District Manager; Tamara Robinson, Assistant District Manager; Joanne Tucker, Administration Manager; Tom Glick, Fire Chief; Brad Smiley, Deputy Fire Chief; Shawn Engelman, Deputy Fire Chief for Administration & JIPSD Safety; Steve Aden, Director of Fleet Services; Joe Marcinkus, Director of Wastewater Services; Ed Kilcullen, Director of Finance; Charlsie Tarpley, Accounting Manager and Charleston County Sheriff's Officer Trainor.

Ms. Woolsey called the meeting to order.

1. The Freedom of Information Act Report – In compliance with the Freedom of Information Act, notice of this meeting and its agenda were provided to all news media and persons requesting notification.
2. The roll was called.
3. **Ms. Milliken moved to move the executive session item pertaining to Fire Station #2 up to after agenda item 6G, seconded by Ms. Grant. A roll call vote was taken and the motion carried 6 to 1, with a no vote from Ms. BrownCrouch.**
4. Oral and Written Petitions
 - A. Kay Smith, 1244 Peregrine Drive, Peregrine Point HOA (handouts provided), stated that she believes they are developing a plan to address the issues that have arisen from the JIPSD charges for unmetered lines in their development. She went on to say that, through cooperation between JIPSD and CWS they can now begin to move forward with a solution. She thanked Mr. Schaeffer and the Commission for persevering with them and for Mr. Schaeffer's patience and willingness to work towards the solution. She further asked that unresolved abatement and reimbursement issues be considered.
 - B. John M. Peters, 1301 Hampshire Road, expressed that he is opposed to the development of the property behind Paisanos and the Dollar General and thinks something better can be done there.
 - C. James L. Luby, 1330 Whitehouse Boulevard, suggested adding a referendum to let the voters decide the fate of the 6.52 acres. He said that the citizens want to save the space as greenspace.
 - D. Edward Green, 1115 Seaside Lane, asked when sewer would be extended on Ben Court Road.
5. Consent Agenda
 - A. **Ms. Milliken moved to approve the consent agenda as revised, seconded by Ms. Clifford. A roll call vote was taken and the motion carried unanimously.**

6. Recommendation from the Wastewater Committee
 - A. Add Modified Leak Adjustment Language to Section 4.8 of the Wastewater Collection System Use and Rate Resolution No. 22-08 – **Ms. Clifford moved to add the modified leak adjustment language to Section 4.8 of the Wastewater Collection System Use and Rate Resolution No. 22-08, seconded by Ms. BrownCrouch. A roll call vote was taken the motion carried unanimously.**
7. Staff Recommendations
 - A. Mr. Schaeffer stated that the Employee Appreciation Event is not just milestones for years of service and the recognition of growth and promotion of JIPSD employees, but to also provide an opportunity to formally recognize the dedicated JIPSD employees. Very similar to the event last year, the District plans to hold the Employee Appreciation Event on Thursday, November 9th at Noon – same place in the Edisto Shelter in the James Island County Park. Holding the event in early November helps reduce conflicts with planned employee leave requests for the holidays. Meeting packet contains details of the proposed budget for this event in the memo from Administration Manager Joanne Tucker. Joanne did a great job last year and we all nominated Joanne to serve once again as the JIPSD Cruise Director. **Ms. Milliken moved to approve the employee appreciation event, seconded by Mr. Ladson. A roll call vote was taken and the motion carried unanimously.**
 - B. **Ms. Milliken moved to approve the purchase of a Chevy Silverado for the Wastewater Department for \$52, 498, seconded by Ms. Clifford. A roll call vote was taken and the motion carried unanimously.**
 - C. **Ms. Milliken moved to approve the purchase of a Brush Truck for the Fire Department for an amount not exceeding \$140,000, seconded by Ms. Clifford. A roll call vote was taken and the motion carried unanimously.**
 - D. Mr. Schaeffer stated that the Commission packet contains a legal opinion and a resolution prepared by Bond Counsel associated with the debt issuance of the Harbor View Form Main Project. JIPSD is working with Charleston Water System to share equally in the cost of this project. This Resolution needs to be included in the application to the State Revolving Fund – where we need signatures received in Columbia by the SRF July 31, 2023, to lock in the current 1.4% interest rate. The interest rate will rise significantly on future SRF debt issuances and we have Lawrence Flynn on Zoom to answer any questions. **Ms. Clifford moved to approve the Harborview Road Force Main debt issuance, seconded by Ms. BrownCrouch. A roll call vote was taken and the motion carried 6 to 1, with a nay vote from Ms. Milliken.**
 - E. Mr. Schaeffer asked the Commission to table action on the policy dedicating State earmark funds until the Regular Meeting on August 28, 2023. He also stated that the JIPSD is still working out the details with the Town and CWS to dedicate the State Earmark Funding. The end goal is to improve water quality in the James Island Creek by hooking as many residents up to the public sewer system as possible while reducing the financial impact on the affected property owners in the neighborhoods adjacent to James Island Creek. The meeting packet contains a draft version of 3 documents; a Draft Resolution, a Draft of an Agreement to Dedicate Appropriated Funds; and a Draft of the New Account Credit Program. Commissioners will note that the goal of these documents is to financially incentivize connection to the public wastewater system. Discussion followed.
 - F. Mr. Schaeffer explained that ProComm is the largest utility locating service in the low country and CWS contracts with ProComm as well – they offered the most competitive pricing and have committed to responding to an emergency locate within 2 hours of notification – even nights

and weekends; as well as marking within 72 hours of notification to support excavations and penetration activities. **Ms. Milliken moved to approve the professional services contract agreement for utility locating services with ProComm, seconded by Ms. Clifford. A roll call vote was taken and the motion carried unanimously.**

- G. Mr. Schaeffer explained the Social Media Manager would be required to attend two in-person events and / or public meetings, per month. Carla Mendoza is here tonight to answer any questions you may have. If approved by the Commission tonight, Carla will be attending the Sewer Expansion Community meeting tomorrow night at First Baptist Church – this is also where she would meet a Battalion Chief from the Fire Department to start the first JIPSD Employee Spotlight that could help with Fire Department recruitment efforts. This could be replicated for other District Departments as well as improving JIPSD communication with the residents and customers – aligning with Strategic Initiative #1. **Ms. Clifford moved to approve the Social Media Manager professional services contract awarded to Carla Mendoza, seconded by Ms. BrownCrouch. A roll call vote was taken and the motion carried unanimously.**
- H. Executive Session
- A. **Ms. Milliken moved to enter into executive session, seconded by Ms. Clifford. A roll call vote was taken and the motion carried unanimously.**
- B. **The Commission entered into executive session at 7:23 pm.**
- C. **The Commission exited executive session at 7:52 pm. No action was taken.**
- I. Mr. Schaeffer explained that the meeting packet contains the AIA B133 contract for architectural services. Exhibit A is the RCA Fee Proposal including Civil Engineering Services – it’s identical to the proposal reviewed by the Commission back in March 2023. Exhibit B is the updated General Conditions of the contract for construction. Exhibit C is the Cost Estimates presented to the Fire Committee and Full Commission back in October 2022. **Mr. Ladson moved to approve Rosenblum Coe Architects contract for Fire Station 2, seconded by Ms. BrownCrouch. A roll call vote was taken and the motion carried 5 to 2, with nay votes from Ms. Grant and Ms. Milliken.** Ms. Milliken stated that she vote no because they do not have an agreement with Dr. Gardner.
8. JIPSD Now Hiring
- A. Mr. Kilcullen explained that the District is enhancing its recruiting efforts.
9. Update on FY24 Strategic Plan Initiatives
- A. Ms. Robinson provided an update on the FY24 Strategic Plan Initiatives. Discussion followed.
10. June District Management Report
- A. Mr. Schaeffer reported the following:
- We expect a packed house tomorrow night, Tuesday, July 25, 2023 – 6:00pm at First Baptist Church of James Island located at 1110 Camp Rd - right across from Town Hall and the Smokey Yolk. JIPSD is partnering with CWS, DHEC, Charleston Waterkeeper, the Coastal Conservation League, the Town of James Island, Charleston County, and the City of Charleston. We have mailed letters and flyers, posted yard signs in the impacted neighborhoods, and posted on social media. Thanks again to Joanne Tucker for getting all of the signs out into the impacted neighborhoods.
 - Wednesday 26 July 2023 at 7:00pm at Town Hall (1122 Dills Bluff Rd) is the James Island Intergovernmental Council – so we have a very eventful week.
 - I’m happy that the RFP for the Wastewater Rate Study has been posted on the JIPSD website as well as the South Carolina Business Opportunities site – more information will be

provided to the Commission as we work through this process. The last Wastewater Rate Study was conducted in FY19 and was a 5-year plan good through FY23. The next 5-Year Rate Study will be good through FY28.

- Similar to the RCA Contract for Fire Station #2, the Commission can expect a contract with JDavis Construction associated with the Construction Manager Services with Fire Station #2.
- SLS Consulting – the HR Consulting firm has been onboarded and will be onsite at Signal Point again August 2, 2023. We have five sessions of Respect Training scheduled for the third and fourth weeks of August. We are working to present the Administrative Committee with the proposed changes to the Employee Policy Manual on September 11, 2023, at 6:30pm. Based on the proposed changes to the Employee Policy Manual to be considered by the Administration Committee and then brought to the full Commission for consideration, SLS Consulting will then be conducting supervisory training sessions in October based on those changes.
- Also in October, Thursday, October 19th and Friday, October 20th, the SC Association of Special Purpose District will hold the Annual Conference in Myrtle Beach – Tamara emailed the information concerning registration so please let us know ASAP if you plan to attend. Tamara completes the registration process to book all of the fees and hotel rooms together.
- The Audit Team has already submitted its initial request for information and Ed has been working with his team to compile all of the requested information. The Audit Team will be onsite at Signal Point in early October 2023 and they will ask for more information once onsite as well as perform testing on the District’s system of internal controls to produce the District’s FY23 Annual Financial Statements and the Annual Audit Report.
- For the sake of time, I’ll keep it very high level on the General Fund and Wastewater Fund Financial Report of Year-to-Date Budget versus Actual Revenues and Expenditures.
 - (a) GF Revenue is higher than expected primarily due to the proceeds from the Capital Lease 01-000-465.01
 - (b) GF Expenditures are lower than expected and most notably in Solid Waste Services – we budgeted nearly \$440,000 for an Automated Side Tipper + an International Dump Truck and we thought we’d be paying for that in FY23 – both have been bumped to FY24.
 - (c) WW Revenues were lower than expected because there were two main factors associated with this - #1 the timing of the SRF Loan was pushed to FY24 as well as the timing of the Sale of Fixed Assets – the Dills Bluff Property – has also been bumped to FY24. The Planning Commission Meeting is still set for Thursday 10 August 2023 - 6:00pm at Town Hall.
 - (d) WW Expenditures were much lower than expected due to two main factors – timing of the SRF Projects as well as the application of Depreciation line 02-150-550.00 that will be finalized with the preparation of the annual financial statements – much more information to come.

11. Committee and JIPSD Representative Reports – none


12. Correspondence and/or Newspaper Articles – none

13. Oral and Written Petitions

- A. John Peters, 1301 Hampshire Road suggested that staff follow the metrics on past due bills and came up with a mitigating plan.

14. Executive Session

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- A. Ms. Woolsey moved to enter into executive session, seconded by Ms. Clifford. A roll call vote was taken and the motion carried unanimously.
 - B. The Commission entered into executive session at 8:29 pm.
 - C. The Commission exited executive session at 9:23 pm. No action was taken.
15. Ms. Woolsey adjourned the meeting at 9:23 pm



Ronald Ladson
Secretary
RL/TR

Memo

To: JIPSD Commissioners

From: Kay H. Smith, President

Peregrine Point Townhome Owners Assn.

Re: Request for Reimbursement

Date: July 24, 2023

The Peregrine Point Townhome Owners Association requests that the JIPSD Commissioners approve reimbursement expenses for adding meters to the 10 unmetered lines on our property that are currently being charged as though they were metered 2" lines.

As you are aware, the JIPSD has charged these unmetered lines on our property base fees totaling approximately \$26,500 in the last two fiscal years.

Nowhere in JIPSD's Rules, Regulations etc. does it say that unmetered lines may be charged base fees in this way. We continue to assert that JIPSD is charging us incorrectly. JIPSD has been unwilling or unable to show us any form of documentation that allows them to bill us or anyone else for unmetered lines.

We have, however, reached a tentative understanding with JIPSD to meter these lines and will do so as quickly as possible to avoid these crippling and unjustifiable base fees.

Dave Schaeffer of JIPSD has estimated that the costs of adding meters to these lines will be approximately \$7,000.

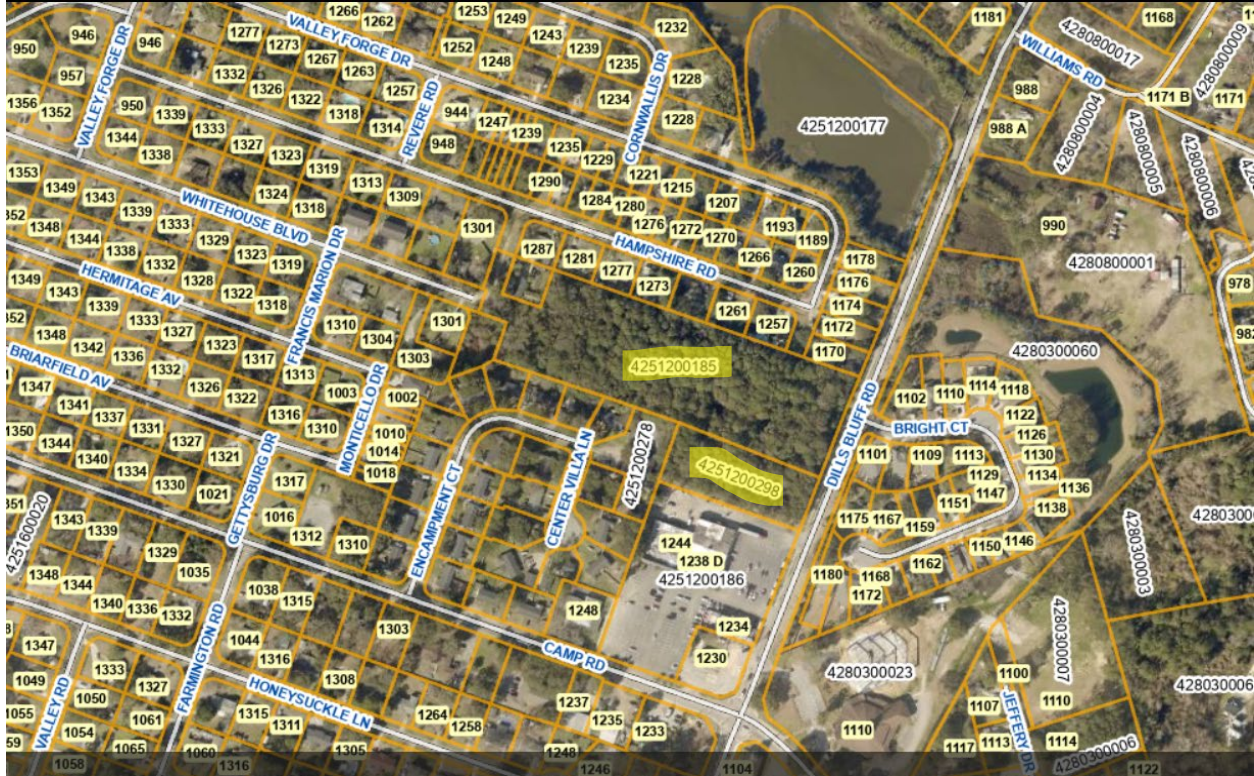
We ask that the JIPSD commit to reimbursing PPTH for the installation of these lines.

Public Comment

June 14, 2023

John Peters, 1301 Hampshire Rd. Charleston, SC, 29412

Subject: Expressed Concern for the 6.52 Acres adjacent to Whitehouse Plantation under a Proposed Development along Dills Bluff Rd. identified as TMS Parcel ID: 4251200185 and TMS Parcel ID: 4251200298.



I want to address a shared concerns for James Island and this proposed development impacting flooding, traffic, our environment, over developing, increased crime, and the potential hardships it will cause the existing Whitehouse Plantation neighborhood as utilities are tapped into outdated infrastructure such as water lines and sewer systems. These concerns consist of the following:

The biggest concern for many residents is Flooding.

- The 6.52 acres of storm water will be travelling through Whitehouse Plantation, which already (like, most of the island) experiences flooding.
- The new development will have runoff ponds of which will overflow towards Whitehouse Plantation and the Camp Center Villas. If a development is built, for nature preservation reasons in this natural habitat, in leu of standard run off ponds, it is recommended a water garden be established. **Who will maintain this water garden?**

- If the developer installs stormwater pipes exiting into Whitehouse Plantation, they will add water to the streets not just the unfinished drainage ditches and trenches. Because when Whitehouse Plantation has significant rain, those ditches and trenches already fill to the top. The water flows very slowly and puddles during the significant tide and rain events.
- At the end of Whitehouse Blvd, you will find a runoff pond from the Camp Road Villas. This pond is not maintained and is grown in with Trees. This pond has a Stormwater box that houses the runoff that enters a 24-inch pipe and exits a 14 ½-inch pipe directly into a 1 ½' ditch in front of 1301 Whitehouse Blvd that sits 10ft above sea level on a slab foundation. There is concern the stormwater from this new development will overflow into this existing unmaintained stormwater pond and create other problems with the environment and flooding.
- The proposed developments stormwater will flow to the roads, trenches and ditches of Whitehouse Blvd, Hampshire Rd, Valley Forge Drive, Mount Vernon Dr, Revere Rd, Francis Marion Dr and Cornwallis Dr. You will find many old 1960's driveway stormwater pipes of 14 ½ inches either open and filled halfway with sediment or filled completely blocking the flow of water. There are 1 ½ 'to 3' deep trenches and ditches along these roads of which either retain water or allow it to flow slowly to the waterways. Not all the ditches are dug out, some have French drains while others have nothing. On the west end of Whitehouse Plantation, the tide rises through the ditches in front of the homes adjacent to the waterways. There are old 14 ½" to 40" pipes in the area of 950, 957 and 1285 Valley Forge Drive; 941 and 946 Mount Vernon Dr. On the east end of Whitehouse Plantation there are only 14' ½" driveway pipes and 1 ½' - 2' ditches that flow through the 1186 and 1212 Valley Forge Dr. area. **Are these stormwater pipes, trenches, and ditches efficient and affective enough to support the additional 6.52 acres of flow during future weather events? Please provide the residents of Whitehouse Plantation proof that our established stormwater system is sufficient to support an additional 6.52 acres of flowing stormwater.**
- **Have assessments been completed to address aging infrastructure and repairs, and if so, we request the developer share these assessments with City/Town and adjacent neighborhood residents?** Additionally, once the stormwater assessment is shared, we would like to see if and how taxpayers will be impacted because we believe the stormwater system will in fact need to be brought up to code to accommodate the increased volume of water.
- **Regarding the water supply and tapping into aging infrastructure water lines, is the developer or taxpayer planning to provide a second water pressure regulation valve to each house in Whitehouse Plantation to insure we do not lose pressure or that our homes can manage the increased pressure?** Whitehouse Plantation is over 60 years old with only one water pump to my knowledge. There is no way this development will not encounter uninvited problems for the residents of Whitehouse Plantation.
- On James Island, when the flooding reaches a point of which it drains water into our sewer systems and overflows; it overflows into the streets and waterways. DHEC has proven that we have sediment, nutrients, fecal matter, and bacterial contamination in our waterways around James Island. This creates human health risks, shellfish bed closures, and an increase of drinking water costs. We can mitigate these non-point source pollutions by reducing the number of impervious surfaces and pollution we create. I encourage this land to remain as an upland vegetation buffer of which will sequester pollutants naturally through soil and vegetation.

- Just last week with high tides (no rain) some of our ditches were overflowing and flooding our streets. Many of us over the last 5 years have watched our yards disappear, by the foot, not inches. My neighbors submit request after request for City and Town maintenance of our trenches and ditches. My home, 7 feet above sea level, is adjacent to this planned development and has water and sand 6 feet under the ground. Many of us have concerns about how ineffective the storm water management will be. We believe the development planning is near sighted for profit and not for long term mitigation of the problems it will cause in the future.

The next major concern for many residents is the developments Connection to Whitehouse Plantation.

- At the end of Whitehouse Blvd, the road ends into this proposed property development where it has the potential to establish a connected road or entrance of some type. We have been told repeatedly that a connection is not a concern, and that a connection will not be a part of the developing plans. However, we were also told this area will be used to run utilities and therefore we are apprehensive that this promise will not be honored and the forestation that is currently a natural privacy is going to be grossly thinned out to allow for running new water, sewer stormwater and electric lines.
- Whitehouse Plantation is private as you get towards the back streets, and we worry about how an access between these neighborhoods will be designed, and more importantly, maintained. **Will the Town of James Island or the established HOA maintain this area at the end of Whitehouse Blvd. to ensure it remains cosmetically pleasing?**
- Furthermore, depending on the access design, as many of you know we have an ATV problem on the island. These ATVs are hard to control and regulate. Currently, it is rare we see them in Whitehouse Plantation. We hear them, but connecting the neighborhoods will create a new riding area for the ATVs in the new development and Whitehouse Plantation that our residents do not want.
- I propose a solid fence (8-10 feet high) that prevents all traffic of any kind. A natural living barrier of trees should be established around this fence. An official guarantee and clear detail of this plan has yet to be provided to residents.
- As a potential compromise, I propose a solid fence (8-10 feet high) or at a minimum a gated fence that prevents any vehicle or ATV traffic but allows human and bicycle traffic to and from Whitehouse Plantations. A welcoming natural living barrier of trees should also be established around this fence and its gate. **If an HOA is dissolved, who will maintain this fence?**

This brings me to Crime as a major concern:

- I anticipate with this new proposed development that emergency calls will increase. A 5-year Freedom of Information Act (FOIA) from 01/2018-03/2023 was requested from the Charleston County 911 Dispatch Center for all the calls associated with Whitehouse Blvd, Hampshire Rd, Valley Forge Rd, Bright Ct., and Encampment Ct. They totaled, 2,738 calls, divide that by 5 years and there is an estimated annual average of 547 calls to this specific area.
- With an increase of calls, taxes will increase for local emergency services.
- Based on the 911 FOIA reports, this new development will invite more crime to our neighborhoods.

And Traffic concerns:

- It is interesting that this development was planned just under the threshold that triggers a detailed traffic study by DOT. With only one logical and reasonable entrance, and the developer noting that there is an anticipation of 70 peak hour trips, we are adding more traffic to an already busy James Island with poor road conditions and limited sidewalks.
- If a commercial area is developed, I am concerned there will not be enough parking, especially if there are business events that draw more attendees than normal. It should be anticipated the parking will overflow into the new residential development and along Dills Bluff Road, creating congestion and safety concerns. **Why are we congesting James Island?**

I am proposing Greenspace:

- According to the National Recreation and Park Association (NRPA), (a non-profit organization) the national guideline on sufficient distribution of parkland ranges from 6 acres to 19 acres per 1,000 of the population. As of 2022 the Town of James Island currently offers 8.58 acres of Park space to its 11,602 Town residences. In this statistic, using the minimum requirement of 6 acres, the Town is falling short by 62.8 acres of park space per 1,000 of its population. This means 10,466 citizens are not being properly accommodated by the Town with park space at a national standard. It is apparent the Town needs more Park Space to provide for the conservation of James Island and the wellness of its citizens. We require a park in the heart of James Island and this location is perfect.
- The 2019 Town of James Island Greenbelt Survey only had 282 people surveyed. I understood the Park survey to reflect that its citizens want greenspace, trails, playgrounds, and natural wilderness in an excellent location. Most residents want to see large, parceled properties as greenspace. This 6.52 acres on this proposed land is considered a large, parceled property on James Island. I suggest conducting a new widely advertised survey of which the James Island residence have access to so the predication of our future parks can be better determined. If we build on this land, it will no longer be available for potentially necessary greenspace. In addition to this land, you should also be considering other potential James Island developments for greenspace.
- If you look at the top left of the property, Parcel ID: 4251200185; it is shaped like an L. I recommend visiting this area at the end of Whitehouse Blvd. to see this proposed "Open Space". It is a dirt road "Easement" used by the JIPSD on a weekly basis and by residence daily. This easement on this property is an estimated 0.15 acres. This proposal has part of the new developments water supply entering, some stormwater and all the sewer exiting at this location. The property at 1285 Hampshire Rd is split into two land parcels, the parcel to the rear of 1285, TMS Parcel ID: 4251200238 has an established right of way that enters/exits from the easement. In all reality, it will continue to remain as an easement. To consider this 0.15 acres as "Open Space" for this development, would be inaccurate as it is already being used as a "right of way".
- We need more greenspace and better, protected buffers if this proceeds despite our grievances. A buffer is a thing preventing another thing from coming into contact with each other. For Developments, the distance is all that is required, not a natural living buffer. The neighbors to this development should expect grass and the select trees the developer has identified as the

buffer, nothing more. On this land, not enough trees can be saved. Saving as many grand trees as possible is what we should be aiming for going forward.

- There is an anticipated 20-yard buffer between the properties of Whitehouse Plantation and the new developments north roadway. While examining the developers drafted drawing you can see less of a distance between the properties of Whitehouse Plantation and the proposed home buildings in comparison to the distance of the north road. I would anticipate a two-story home with windows of which can see and hear their neighbors in their back yard from 17 yards away; fence or no fence, there is no privacy.
- Additionally, the Commercial Village business area is offering “Open Space” as a gathering area in the middle of the parking area that is clearly an afterthought and would be more like hanging out in a parking lot.
- Talking with many of my fellow James Island neighbors, we believe James Island needs more parks, greenspace, and places for our families to enjoy the wildlife such as hawks, falcons, foxes, owls, and deer; this wildlife, help to control our squirrel and rat problem. Taking down the trees and removing this natural habitat will only exacerbate this rodent control issue. Changing this land will affect the local environment more than any projection can anticipate. **If this land is developed, how will the noise abatement be addressed?**

Better Planning:

- It is obvious the development proposals cram as many buildings as possible onto this property only for the developer’s personal financial gain, not quality of life. At the March 29th Community Workshop, the developer mentioned their “homes are like the ones around it”. These homes are not conforming to the ones around it, if they were, we would see 10 homes or less on the proposals, not 20 homes plus and an anticipated 10-15 commercial businesses. If they were conforming, they would look like the homes in Whitehouse Plantation.
- In comparison to the neighboring developments, these proposals put 20 residence and 10 plus businesses on this 6.52 acres with 2-3 run off ponds. According to the Charleston County GSI website, https://gisccweb.charlestoncounty.org/public_search/ , the Whitehouse Plantation neighborhood has an estimated 226 properties with 232 addresses on 42.59 acres. The Camp Center Villas neighborhood has an estimated 21 properties with 40 addresses on 7.58 Acres. Not including a 0.31-acre storm water pond. The Preserve neighborhood has an estimated 32 properties with 32 addresses on 5.19 acres. Not including two storm water ponds on 3.66 acres. The adjacent Business Park has 7 businesses on 3.8 acres.
- There are an estimated 15 properties directly adjacent to this proposed development with 21 resident addresses. Whitehouse Plantation has 10 properties with 10 residence addresses on 4.05 acres. The Camp Center Villas have 5 properties with 9 resident addresses on 1.91 acres. The adjacent business park has 3.5 acres to include their parking lots. These estimates do not include the acreage of roads in each development.
- The understanding of the developer’s proposal, Option A, has an estimated 20 homes on 2 acres of land, of which is a 0.10 acre each to include their driveway and yard. Option B has an estimated 25 homes in clusters of 5 homes each on possibly the same amount of land, with a smaller yard.
- Regarding maintenance, we believe that we will eventually see an increase in service fees from JIPSD to service this new development.

- If concrete is poured, make it permeable and water absorbent. Use rainwater catchments systems, solar power to reduce strain on the aging infrastructure, and make this a place that preserves the beauty that is James Island—nature, grand oaks, and useable outdoor space.
- Some of the trees located at the end of Whitehouse Blvd in the identified “Open Space” are projected to stay according to the developer. If they stay; during the digging for the stormwater, sewer and water line installation, the roots to these trees will be destroyed potentially killing the trees. The developer should identify that these trees are likely to be removed in anticipation that the trees may die after construction is complete. A developer can plan to keep something but a few years later their impacts can destroy an original plan.
- As time passes, this newly developed neighborhood will change as all neighborhoods do. It will not keep its appealing nature that it starts with. We can see this based on adjacent neighborhoods that have been present for many years. HOA’s dissolve, upkeep diminishes, and crime increases.

Recommended Land Use:

1. Many of us do not want this land to be developed. This proposed development takes away the quality of life from the environment, the wildlife, the people, and James Island. **Under your aegis, the use for these 6.52 acres in the heart of James Island, would be best as greenspace, a park, a trail, and maybe something James Island does not already have, an educational wildlife fitness trail.**
2. If the land is to be developed into homes. Make them consistent with Whitehouse Plantation, 10 homes or less with room to live in peace.
3. If businesses are built, build them on TMS Parcel ID: 4251200298 of which is adjacent to the existing business park. Establish TMS Parcel ID: 4251200185 as a park that utilizes the new businesses to enrich the park and business. Community events could be held here weekly giving the citizens, vendors, and visitors a beautiful place to enjoy James Island.
4. Find out what the people of James Island want to do with this land by putting this on a voting ballot during the next election. Provide a few options for the citizens to select, such as, A Park, Other Greenspace, A Development, A Business Park, JIPSD Public Works Facilities, JI Town Farmers Market, Natural Wildlife Habitat, etc. Then use that land for what the people of James Island need.

The phrase “Less is More,” is what should be considered here. JIPSD is selling the people’s property to a private owner. Let us be responsible about this land and weigh the pros and cons of this development, the future of this land, and how it will affect our quality of life. It is my belief; this will bring Irreparable Damage and Irreparable Harm to our environment and our residents. This land is being processed through the Town of James Island, not the City of Charleston, we should manage it responsibly with respect to its current residence.

Very Respectfully,

John Peters
843-730-1901